



PROJECT NAME: Apperson Way Apartments

SITE LOCATION: 600 N. Apperson Way
Kokomo, IN 46901
Howard County

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Family

APPLICANT: TWG Development, LLC
Joe Whitsett
707 E North St, Suite 800
Indianapolis, IN 46202
317-252-0220

PRINCIPALS: TWG Development, LLC

OF UNITS AT EACH SET ASIDE

| | |
|--------------|----|
| 60% of AMI: | 20 |
| 50% of AMI: | 20 |
| 40% of AMI: | 16 |
| 30% of AMI: | 13 |
| Market Rate: | 0 |

UNIT MIX

| | |
|----------------|----|
| Efficiency: | 0 |
| One bedroom: | 28 |
| Two bedroom: | 24 |
| Three bedroom: | 17 |
| Four bedroom: | 0 |
| Total units: | 69 |

TOTAL PROJECTED COSTS: \$8,725,108
COST PER SQUARE FOOT: \$90.25

| | |
|-------------------------------|--------------|
| CREDIT REQUESTED: | \$854,161.00 |
| CREDIT RECOMMENDED: | \$0 |
| HOME REQUESTED: | \$0 |
| HOME RECOMMENDED: | \$0 |
| DEVELOPMENT FUND REQUESTED: | \$0 |
| DEVELOPMENT FUND RECOMMENDED: | \$0 |

APPLICANT NUMBER: 2014A-C-001
FINAL SCORE: 155.5

REASON FOR DENIAL: Score



PROJECT NAME: Avenues Edge

SITE LOCATION: 906, 908-910 Portage Avenue and 736 California Street
South Bend, IN 46616
St. Joseph County

PROJECT TYPE: Adaptive Reuse
PROJECT DESIGNATION: Family

APPLICANT: Near Northwest Neighborhood, Inc.
Karen Ainsley
1007 Portage Avenue
South Bend, IN 46616
574-232-9182

PRINCIPALS: Near Northwest Neighborhood, LLC

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 12 | Efficiency: 0 |
| 50% of AMI: 12 | One bedroom: 29 |
| 40% of AMI: 10 | Two bedroom: 13 |
| 30% of AMI: 8 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 42 |

TOTAL PROJECTED COSTS: \$8,395,775.00
COST PER SQUARE FOOT: \$127.68

CREDIT REQUESTED: \$864,478.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$500,000.00
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-002
FINAL SCORE: 153.0

REASON FOR DENIAL: Score



PROJECT NAME: Bloomington Pointe

SITE LOCATION: 3000 S. Walnut St.
Bloomington, IN 47401
Monroe County

PROJECT TYPE: New Construction, Adaptive Reuse
PROJECT DESIGNATION: Family

APPLICANT: Community Housing Resource Partners, Inc.
Megan Garza Oswald
112 E. Pecan St.
San Antonio, TX 78205
210-315-9349

PRINCIPALS: CHR Bloomington Pointe LLC

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|-------------------|
| 60% of AMI: 28 | Efficiency: 0 |
| 50% of AMI: 28 | One bedroom: 36 |
| 40% of AMI: 22 | Two bedroom: 36 |
| 30% of AMI: 18 | Three bedroom: 24 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 96 |

TOTAL PROJECTED COSTS: \$13,835,322.00
COST PER SQUARE FOOT: \$118.79

CREDIT REQUESTED: \$1,200,000.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-004
FINAL SCORE: 152

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: Brazil Terrace Apartments

SITE LOCATION: 202 North Washington Street
Brazil, IN 47834
Clay County

PROJECT TYPE: Adaptive Reuse
PROJECT DESIGNATION: Family

APPLICANT: Serving on the Streets, Inc.
Jennifer Chamberlain
100 North Forest Avenue
Brazil, IN 47834
812-208-4976

PRINCIPALS: Serving on the Streets, Inc.

| <u># OF UNITS AT EACH SET ASIDE</u> | | <u>UNIT MIX</u> | |
|-------------------------------------|----|-----------------|----|
| 60% of AMI: | 11 | Efficiency: | 0 |
| 50% of AMI: | 11 | One bedroom: | 5 |
| 40% of AMI: | 9 | Two bedroom: | 34 |
| 30% of AMI: | 8 | Three bedroom: | 0 |
| Market Rate: | 0 | Four bedroom: | 0 |
| | | Total units: | 39 |

TOTAL PROJECTED COSTS: \$6,908,450.00
COST PER SQUARE FOOT: \$161.98

CREDIT REQUESTED: \$691,223.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-005
FINAL SCORE: 139

REASON FOR DENIAL: Score



PROJECT NAME: Cherry Grove Senior Apartments

SITE LOCATION: 9006 SR403
Charlestown, IN 47111
Clark County

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Elderly

APPLICANT: New Hope Services, Inc.
James Bosley
725 Wall Street
Jeffersonville, IN 47130
812-288-8248

PRINCIPALS: New Hope Services, Inc.

OF UNITS AT EACH SET ASIDE

| | |
|--------------|----|
| 60% of AMI: | 13 |
| 50% of AMI: | 13 |
| 40% of AMI: | 10 |
| 30% of AMI: | 9 |
| Market Rate: | 0 |

UNIT MIX

| | |
|----------------|----|
| Efficiency: | 0 |
| One bedroom: | 22 |
| Two bedroom: | 23 |
| Three bedroom: | 0 |
| Four bedroom: | 0 |
| Total units: | 45 |

TOTAL PROJECTED COSTS: \$7,418,250.00
COST PER SQUARE FOOT: \$185.46

| | |
|-------------------------------|--------------|
| CREDIT REQUESTED: | \$718,276.00 |
| CREDIT RECOMMENDED: | \$0 |
| HOME REQUESTED: | \$0 |
| HOME RECOMMENDED: | \$0 |
| DEVELOPMENT FUND REQUESTED: | \$500,000.00 |
| DEVELOPMENT FUND RECOMMENDED: | \$0 |

APPLICANT NUMBER: 2014A-C-007
FINAL SCORE: 137.5

REASON FOR DENIAL: Score



PROJECT NAME: Comfort Villas Phase II

SITE LOCATION: 2100 Jefferson Street
Gary, IN 46407
Lake County

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Family

APPLICANT: Comfort Villas Phase II, LLC
Sandra Dafiaghoh
4950 Broadway
Gary, IN 46408
219-712-9567

PRINCIPALS: Sandra Dafiaghoh

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|-------------------|
| 60% of AMI: 12 | Efficiency: 0 |
| 50% of AMI: 12 | One bedroom: 14 |
| 40% of AMI: 12 | Two bedroom: 20 |
| 30% of AMI: 0 | Three bedroom: 14 |
| Market Rate: 12 | Four bedroom: 0 |
| | Total units: 48 |

TOTAL PROJECTED COSTS: \$8,472,812.00
COST PER SQUARE FOOT: \$134.44

CREDIT REQUESTED: \$887,164.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-008
FINAL SCORE: 60.25

REASON FOR DENIAL: Failed Threshold



PROJECT NAME: Country Apartments

SITE LOCATION: 600 N. High Street
Brownstown, IN 47220
Jackson County

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

APPLICANT: Buckeye Community Hope Foundation
Steven J. Boone
3021 E. Dublin-Granville Road
Columbus, OH 43231
614-942-2001

PRINCIPALS: Buckeye Community Hope Foundation
Robeeta England

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|-------------------|
| 60% of AMI: 16 | Efficiency: 0 |
| 50% of AMI: 16 | One bedroom: 0 |
| 40% of AMI: 13 | Two bedroom 44 |
| 30% of AMI: 11 | Three bedroom: 12 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 56 |

TOTAL PROJECTED COSTS: \$7,227,300.00
COST PER SQUARE FOOT: \$130.32

CREDIT REQUESTED: \$566,529.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-009
FINAL SCORE: 141.5

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: East Village at Avondale 2

SITE LOCATION: 3250 East 38th Street
Indianapolis, IN 46205
Marion County

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Family

APPLICANT: SCP Development LLC
Rodney Byrnes
280 East 96th Street, Suite 301
Indianapolis, IN 46240
317-708-8509

PRINCIPALS: Darell E. Zink Jr.

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|-------------------|
| 60% of AMI: 26 | Efficiency: 0 |
| 50% of AMI: 26 | One bedroom: 30 |
| 40% of AMI: 21 | Two bedroom: 66 |
| 30% of AMI: 15 | Three bedroom: 30 |
| Market Rate: 38 | Four bedroom: 0 |
| | Total units: 126 |

TOTAL PROJECTED COSTS: \$16,983,292.00
COST PER SQUARE FOOT: \$105.08

CREDIT REQUESTED: \$1,200,000.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-010
FINAL SCORE: 99

REASON FOR DENIAL: Failed Threshold



PROJECT NAME: Fall Creek Village Rehab

SITE LOCATION: 3015 N. Meridian & 3515 N. Pennsylvania
Indianapolis, IN 46208 & 46205
Marion County

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Elderly

APPLICANT: RealAmerica Development, LLC
Ronda Shrewsbury Weybright
10711 America Way, Suite 200
Indianapolis, IN 46038
317-815-5929

PRINCIPALS: RealAmerica Development, LLC
Ronda Weybright, in trust

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 20 | Efficiency: 0 |
| 50% of AMI: 19 | One bedroom: 61 |
| 40% of AMI: 15 | Two bedroom: 6 |
| 30% of AMI: 13 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 67 |

TOTAL PROJECTED COSTS: \$10,871,521.00
COST PER SQUARE FOOT: \$145.76

CREDIT REQUESTED: \$984,443.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-011
FINAL SCORE: 120

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: Flagstone Village

SITE LOCATION: 1402 173rd Street
Hammond, IN 46324
Lake County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Homestead Enterprise Housing, Inc.
Carmen Paniagua
1402 173rd Street
Hammond, IN 46324
219-989-3265 Ext. 303

PRINCIPALS:

| <u># OF UNITS AT EACH SET ASIDE</u> | | <u>UNIT MIX</u> | |
|-------------------------------------|----|-----------------|----|
| 60% of AMI: | 23 | Efficiency: | 0 |
| 50% of AMI: | 24 | One bedroom: | 52 |
| 40% of AMI: | 24 | Two bedroom: | 40 |
| 30% of AMI: | 21 | Three bedroom: | 0 |
| Market Rate: | 0 | Four bedroom: | 0 |
| | | Total units: | 92 |

TOTAL PROJECTED COSTS: \$18,328,243.00

COST PER SQUARE FOOT: \$156.54

CREDIT REQUESTED: \$1,200,000.00

CREDIT RECOMMENDED: \$0

HOME REQUESTED: \$0

HOME RECOMMENDED: \$0

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-012

FINAL SCORE: 132.5

REASON FOR DENIAL: Score



PROJECT NAME: The Gallatin

SITE LOCATION: 304 South Gallatin Street
Marion, IN 46952
Grant County

PROJECT TYPE: New Construction, Adaptive Reuse
PROJECT DESIGNATION: Elderly

APPLICANT: Partnership for Affordable Housing, Inc.
Stephanie Crawford
250 W. 103rd Street
Indianapolis, IN 46290
317-580-2541

PRINCIPALS: Partnership for Affordable Housing, Inc.

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|-------------------|
| 60% of AMI: 17 | Efficiency: 0 |
| 50% of AMI: 16 | One bedroom: 24 |
| 40% of AMI: 16 | Two bedroom: 21 |
| 30% of AMI: 11 | Three bedroom: 15 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 111 |

TOTAL PROJECTED COSTS: \$11,190,313.00
COST PER SQUARE FOOT: \$179.31

CREDIT REQUESTED: \$1,038,449.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-037
FINAL SCORE: 131

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: Gardens of Van Buren Senior Apartments

SITE LOCATION: 1545 Van Buren Street
Indianapolis, IN 46203
Marion County

PROJECT TYPE: Adaptive Reuse
PROJECT DESIGNATION: Elderly

APPLICANT: GVB, LP
Pamela S. Schiesz
10995 Spice Lane
Fishers, IN 46037
317-849-9034

PRINCIPALS: Pamela S. Schiesz
William A. Shumaker

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 21 | Efficiency: 14 |
| 50% of AMI: 21 | One bedroom: 38 |
| 40% of AMI: 16 | Two bedroom: 19 |
| 30% of AMI: 13 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 71 |

TOTAL PROJECTED COSTS: \$11,046,500.00
COST PER SQUARE FOOT: \$140.27

CREDIT REQUESTED: \$1,104,000.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$500,000.00
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-013
FINAL SCORE: 147.25

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: Home Place Senior Housing

SITE LOCATION: 2323 Ferry St.
Lafayette, IN 47904
Tippecanoe County

PROJECT TYPE: Adaptive Reuse
PROJECT DESIGNATION: Elderly

APPLICANT: Citation Homes, Inc.
Steven R. Schreckengast
325 S. Earl Ave Suite #4
Lafayette, IN 47904
765-449-8339

PRINCIPALS: Steven R. Schreckengast
Gary G. Ritz

OF UNITS AT EACH SET ASIDE

| | |
|--------------|----|
| 60% of AMI: | 12 |
| 50% of AMI: | 12 |
| 40% of AMI: | 10 |
| 30% of AMI: | 8 |
| Market Rate: | 0 |

UNIT MIX

| | |
|----------------|----|
| Efficiency: | 0 |
| One bedroom: | 30 |
| Two bedroom: | 12 |
| Three bedroom: | 0 |
| Four bedroom: | 0 |
| Total units: | 42 |

TOTAL PROJECTED COSTS: \$6,462,192.00
COST PER SQUARE FOOT: \$129.31

| | |
|-------------------------------|--------------|
| CREDIT REQUESTED: | \$631,779.00 |
| CREDIT RECOMMENDED: | \$0 |
| HOME REQUESTED: | \$0 |
| HOME RECOMMENDED: | \$0 |
| DEVELOPMENT FUND REQUESTED: | \$0 |
| DEVELOPMENT FUND RECOMMENDED: | \$0 |

APPLICANT NUMBER: 2014A-C-017
FINAL SCORE: 131

REASON FOR DENIAL: Score



PROJECT NAME: Jackson House Flats

SITE LOCATION: 119 SE 1st Street & 201 SE 1st Street
Evansville, IN 47708
Vanderburgh County

PROJECT TYPE: New Construction, Rehab
PROJECT DESIGNATION: Elderly

APPLICANT: MV Affordable Housing, LLC
Brian McGeady
9349 WaterStone Boulevard
Cincinnati, OH 45249
513-774-8400

PRINCIPALS: MV Affordable Housing LLC
Miller-Valentine Operations, Inc.

| # OF UNITS AT EACH SET ASIDE | | UNIT MIX | |
|------------------------------|----|----------------|----|
| 60% of AMI: | 19 | Efficiency: | 0 |
| 50% of AMI: | 19 | One bedroom: | 29 |
| 40% of AMI: | 16 | Two bedroom: | 37 |
| 30% of AMI: | 12 | Three bedroom: | 0 |
| Market Rate: | 0 | Four bedroom: | 0 |
| | | Total units: | 66 |

TOTAL PROJECTED COSTS: \$12,865,319.00
COST PER SQUARE FOOT: \$155.38

CREDIT REQUESTED: \$1,195,820.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$500,000.00
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-020
FINAL SCORE: 150

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: Main and Broadway Phase 1

SITE LOCATION: 2200 Broadway St.
East Chicago, IN 46312
Lake County

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Family

APPLICANT: The Community Builders, Inc.
David Block
135 S. LaSalle St. Ste. 3350
Chicago, IL 60603
312-577-5264

PRINCIPALS: The Community Builders, Inc.

| # OF UNITS AT EACH SET ASIDE | | UNIT MIX | |
|------------------------------|----|----------------|----|
| 60% of AMI: | 11 | Efficiency: | 0 |
| 50% of AMI: | 16 | One bedroom: | 29 |
| 40% of AMI: | 16 | Two bedroom: | 28 |
| 30% of AMI: | 13 | Three bedroom: | 6 |
| Market Rate: | 7 | Four bedroom: | 0 |
| | | Total units: | 63 |

TOTAL PROJECTED COSTS: \$18,020,962.00
COST PER SQUARE FOOT: \$185.84

CREDIT REQUESTED: \$1,200,000.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-022
FINAL SCORE: 144

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: The Meridian Apartments

SITE LOCATION: 1 E. 36th Street
Indianapolis, IN 46205
Marion County

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

APPLICANT: TWG Development, LLC
Joe Whitsett
707 E. North St, Suite 800
Indianapolis, IN 46202
317-252-0220

PRINCIPALS: TWG Development, LLC

OF UNITS AT EACH SET ASIDE

| | |
|--------------|----|
| 60% of AMI: | 14 |
| 50% of AMI: | 14 |
| 40% of AMI: | 12 |
| 30% of AMI: | 9 |
| Market Rate: | 0 |

UNIT MIX

| | |
|----------------|----|
| Efficiency: | 1 |
| One bedroom: | 9 |
| Two bedroom: | 39 |
| Three bedroom: | 0 |
| Four bedroom: | 0 |
| Total units: | 49 |

TOTAL PROJECTED COSTS: \$5,403,797.00
COST PER SQUARE FOOT: \$91.61

| | |
|-------------------------------|--------------|
| CREDIT REQUESTED: | \$370,419.00 |
| CREDIT RECOMMENDED: | \$0 |
| HOME REQUESTED: | \$0 |
| HOME RECOMMENDED: | \$0 |
| DEVELOPMENT FUND REQUESTED: | \$250,000.00 |
| DEVELOPMENT FUND RECOMMENDED: | \$0 |

APPLICANT NUMBER: 2014A-C-038
FINAL SCORE: 140

REASON FOR DENIAL: Score



PROJECT NAME: Meridian Flats

SITE LOCATION: 12901 Old Meridian Street
Carmel, IN 46032
Hamilton County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Housing and Economic Concepts, Inc.
Jeffrey L. Kittle, Board President
500 E 96th Street, Suite 300
Indianapolis, IN 46240
317-805-1980

PRINCIPALS: Housing and Economic Concepts, Inc.

| <u># OF UNITS AT EACH SET ASIDE</u> | | <u>UNIT MIX</u> | |
|-------------------------------------|----|-----------------|----|
| 60% of AMI: | 11 | Efficiency: | 0 |
| 50% of AMI: | 11 | One bedroom: | 21 |
| 40% of AMI: | 10 | Two bedroom: | 19 |
| 30% of AMI: | 8 | Three bedroom: | 0 |
| Market Rate: | 0 | Four bedroom: | 0 |
| | | Total units: | 40 |

TOTAL PROJECTED COSTS: \$6,475,329.00

COST PER SQUARE FOOT: \$125.67

CREDIT REQUESTED: \$561,300.00

CREDIT RECOMMENDED: \$0

HOME REQUESTED: \$400,000.00

HOME RECOMMENDED: \$0

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-023

FINAL SCORE: 148.25

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: Music City Place

SITE LOCATION: 50 North 8th Street
Richmond, IN 47374
Wayne County

PROJECT TYPE: Adaptive Reuse
PROJECT DESIGNATION: Family

APPLICANT: Peter Jobson
Peter Jobson
3690 Orange Place Suite 517
Beachwood, OH 44122
216-378-9610

PRINCIPALS: Peter Jobson, sole member GP

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 24 | Efficiency: 4 |
| 50% of AMI: 25 | One bedroom: 35 |
| 40% of AMI: 0 | Two bedroom: 10 |
| 30% of AMI: 0 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 49 |

TOTAL PROJECTED COSTS: \$7,587,613.00
COST PER SQUARE FOOT: \$132.93

CREDIT REQUESTED: \$766,459.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$450,000.00
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-025
FINAL SCORE: 118

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: North Harrison Senior Apartments

SITE LOCATION: 111 North Harrison Street
Shelbyville, IN 46176
Shelby County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: RealAmerica Development, LLC
Ronda Shrewsbury Weybright
10711 America Way, Suite 200
Fishers, IN 46038
317-815-5929

PRINCIPALS: RealAmerica Development, LLC
Ronda Weybright, in trust

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 12 | Efficiency: 0 |
| 50% of AMI: 12 | One bedroom: 30 |
| 40% of AMI: 10 | Two bedroom: 12 |
| 30% of AMI: 8 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 42 |

TOTAL PROJECTED COSTS: \$6,625,490.00

COST PER SQUARE FOOT: \$122.21

CREDIT REQUESTED: \$604,008.00

CREDIT RECOMMENDED: \$0

HOME REQUESTED: \$0

HOME RECOMMENDED: \$0

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-026

FINAL SCORE: 150.5

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: North Main Commons

SITE LOCATION: 101 W. Michigan Street
Evansville, IN 47710
Vanderburgh County

PROJECT TYPE: New Construction, Rehabilitation
PROJECT DESIGNATION: Family

APPLICANT: ECHO Housing Corporation
Stephanie TenBarge
414 Baker Avenue
Evansville, IN 47710
812-423-8440

PRINCIPALS: ECHO Housing Corp.

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|-------------------|
| 60% of AMI: 10 | Efficiency: 0 |
| 50% of AMI: 10 | One bedroom: 12 |
| 40% of AMI: 10 | Two bedroom: 12 |
| 30% of AMI: 10 | Three bedroom: 13 |
| Market Rate: 0 | Four bedroom: 3 |
| | Total units: 40 |

TOTAL PROJECTED COSTS: \$7,256,198.00
COST PER SQUARE FOOT: \$139.04

CREDIT REQUESTED: \$707,207.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-027
FINAL SCORE: 128.25

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: Parkview Apartments

SITE LOCATION: East of the intersection of Bono Rd. and Mitchell Rd.
New Albany, IN 47150
Floyd County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: The Housing Authority of the City of New Albany, IN
Bob Lane
300 Erni Avenue
New Albany, IN 47150

PRINCIPALS: New Albany Housing Authority

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|-------------------|
| 60% of AMI: 20 | Efficiency: 0 |
| 50% of AMI: 20 | One bedroom: 0 |
| 40% of AMI: 17 | Two bedroom: 42 |
| 30% of AMI: 13 | Three bedroom: 27 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 70 |

TOTAL PROJECTED COSTS: \$12,171,274.00

COST PER SQUARE FOOT: \$135.25

CREDIT REQUESTED: \$1,175,426.00

CREDIT RECOMMENDED: \$0

HOME REQUESTED: \$0

HOME RECOMMENDED: \$0

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-028

FINAL SCORE: 150.5

REASON FOR DENIAL: Score



PROJECT NAME: Pence Place Senior Housing

SITE LOCATION: Block bounded by W. South, W. Wabash, S.4th and S. 3rd Streets
Frankfort, IN 46041
Clinton County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Citation Homes, Inc.
Stephen R. Schreckengast
325 S. Earl Ave Suite #4
Lafayette, IN 47904
765-449-8339

PRINCIPALS: Stephen R. Schreckengast
Gary G. Ritz

| <u># OF UNITS AT EACH SET ASIDE</u> | | <u>UNIT MIX</u> | |
|-------------------------------------|----|-----------------|----|
| 60% of AMI: | 14 | Efficiency: | 22 |
| 50% of AMI: | 14 | One bedroom: | 24 |
| 40% of AMI: | 13 | Two bedroom: | 4 |
| 30% of AMI: | 9 | Three bedroom: | 0 |
| Market Rate: | 0 | Four bedroom: | 0 |
| | | Total units: | 50 |

TOTAL PROJECTED COSTS: \$6,739,066.00

COST PER SQUARE FOOT: \$N/A

CREDIT REQUESTED: \$685,699.00

CREDIT RECOMMENDED: \$0

HOME REQUESTED: \$0

HOME RECOMMENDED: \$0

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-029

FINAL SCORE: Withdrew application –
Score not validated by
IHCDA

REASON FOR DENIAL: Withdrew Application

{00010681-1}



PROJECT NAME: The Residences at National Design Factory

SITE LOCATION: 2104 N. Yandes Street
Indianapolis, IN 46202
Marion County

PROJECT TYPE: Adaptive Reuse
PROJECT DESIGNATION: Family

APPLICANT: Garcia Construction Group
Charlie Garcia
5988 N. Michigan Rd.
Indianapolis, IN 46228
317-254-3240

PRINCIPALS: Charlie Garcia
Neil Fibley

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 18 | Efficiency: 0 |
| 50% of AMI: 28 | One bedroom: 52 |
| 40% of AMI: 28 | Two bedroom: 64 |
| 30% of AMI: 19 | Three bedroom: 7 |
| Market Rate: 30 | Four bedroom: 0 |
| | Total units: 123 |

TOTAL PROJECTED COSTS: \$19,091,050.00
COST PER SQUARE FOOT: \$149.15

CREDIT REQUESTED: \$1,090,031.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-039
FINAL SCORE: 125.50

REASON FOR DENIAL: Failed Threshold



PROJECT NAME: The Retreat on Washington II

SITE LOCATION: 2950 Kirkbride Way
Indianapolis, IN 46222
Marion County

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Elderly

APPLICANT: Pedcor Investments-2013-CXLIV, L.P.
Thomas G. Crowe
One Pedcor Square, 770 3rd Ave. SW
Carmel, IN 46032
317-587-0341

PRINCIPALS: Housing Company II, LLC

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 22 | Efficiency: 0 |
| 50% of AMI: 21 | One bedroom: 30 |
| 40% of AMI: 17 | Two bedroom: 44 |
| 30% of AMI: 14 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 74 |

TOTAL PROJECTED COSTS: \$11,859,434.00
COST PER SQUARE FOOT: \$119.06

CREDIT REQUESTED: \$1,172,199.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-040
FINAL SCORE: 151

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: Richmond Affordable Assisted Living

SITE LOCATION: 701 N 13th Street
Richmond, IN 47374
Wayne County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Integral Development LLC
Daryl Jones
191 Peachtree Street, Suite 4100
Atlanta, GA 30303
404-224-1883

PRINCIPALS: Integral Richmond Senior, LLC

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 15 | Efficiency: 0 |
| 50% of AMI: 15 | One bedroom: 60 |
| 40% of AMI: 15 | Two bedroom: 0 |
| 30% of AMI: 15 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 60 |

TOTAL PROJECTED COSTS: \$12,740,680.00

COST PER SQUARE FOOT: \$168.12

CREDIT REQUESTED: \$1,072,191.00

CREDIT RECOMMENDED: \$0

HOME REQUESTED: \$0

HOME RECOMMENDED: \$0

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-031

FINAL SCORE: 151.0

REASON FOR DENIAL: Score

{00010681-1}



PROJECT NAME: Rock City Lofts

SITE LOCATION: 25-45 E. Market Street
Wabash, IN 46992
Wabash County

PROJECT TYPE: Adaptive Reuse
PROJECT DESIGNATION: Elderly

APPLICANT: Partnership for Affordable Housing, Inc.
Stephanie Crawford
250 W. 103rd Street
Indianapolis, IN 46290
317-580-2541

PRINCIPALS: Partnership for Affordable Housing, Inc.

| <u># OF UNITS AT EACH SET ASIDE</u> | <u>UNIT MIX</u> |
|-------------------------------------|------------------|
| 60% of AMI: 11 | Efficiency: 0 |
| 50% of AMI: 11 | One bedroom: 30 |
| 40% of AMI: 10 | Two bedroom: 10 |
| 30% of AMI: 8 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 40 |

TOTAL PROJECTED COSTS: \$8,210,915.00
COST PER SQUARE FOOT: \$156.10

CREDIT REQUESTED: \$704,252.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-033
FINAL SCORE: 146

REASON FOR DENIAL: Score



PROJECT NAME: Scott Block

SITE LOCATION: 301 W. Main Street
Madison, IN 47250
Jefferson County

PROJECT TYPE: Adaptive Reuse
PROJECT DESIGNATION: Elderly

APPLICANT: Partnership for Affordable Housing, Inc.
Stephanie Crawford
250 W. 103rd Street
Indianapolis, IN 46290
317-580-2541

PRINCIPALS: Partnership for Affordable Housing, Inc.

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 9 | Efficiency: 0 |
| 50% of AMI: 9 | One bedroom: 25 |
| 40% of AMI: 7 | Two bedroom: 6 |
| 30% of AMI: 6 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 31 |

TOTAL PROJECTED COSTS: \$5,801,693.00
COST PER SQUARE FOOT: \$235.87

CREDIT REQUESTED: \$507,288.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-034
FINAL SCORE: 146.50

REASON FOR DENIAL: Score



PROJECT NAME: Shelbyville High Apartments

SITE LOCATION: 315 2nd Street
Shelbyville, IN 46176
Shelby County

PROJECT TYPE: Rehab
PROJECT DESIGNATION: Family

APPLICANT: Old Shelby High Apartments, LLC
Mitchell Genser
315 2nd Street
Shelbyville, IN 46176
317-395-3493

PRINCIPALS:

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 2 | Efficiency: 0 |
| 50% of AMI: 47 | One bedroom: 25 |
| 40% of AMI: 0 | Two bedroom: 22 |
| 30% of AMI: 0 | Three bedroom: 2 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 75 |

TOTAL PROJECTED COSTS: \$7,587,613.00
COST PER SQUARE FOOT: \$132.93

CREDIT REQUESTED: \$766,459.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$450,000.00
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-035
FINAL SCORE: 70.5

REASON FOR DENIAL: Failed Threshold



PROJECT NAME: The Statesman

SITE LOCATION: 2232 West Michigan Street
Indianapolis, IN 46222
Marion County

PROJECT TYPE: New Construction, Rehab
PROJECT DESIGNATION: Family

APPLICANT: Riley Area Development Corporation
Eric Strickland
875 Massachusetts Avenue, Suite 101
Indianapolis, IN 46204
317-637-8996 Ext. 201

PRINCIPALS: Riley Area Development Corp

| # OF UNITS AT EACH SET ASIDE | UNIT MIX |
|------------------------------|------------------|
| 60% of AMI: 11 | Efficiency: 0 |
| 50% of AMI: 11 | One bedroom: 34 |
| 40% of AMI: 9 | Two bedroom: 6 |
| 30% of AMI: 9 | Three bedroom: 0 |
| Market Rate: 0 | Four bedroom: 0 |
| | Total units: 40 |

TOTAL PROJECTED COSTS: \$7,155,676.00
COST PER SQUARE FOOT: \$192.75

CREDIT REQUESTED: \$712,831.00
CREDIT RECOMMENDED: \$0
HOME REQUESTED: \$0
HOME RECOMMENDED: \$0
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2014A-C-041
FINAL SCORE: 125

REASON FOR DENIAL: Score

{00010681-1}